



Drainage Administration is one of the regulatory activities that the Planning and Development department provides for the benefit of the residents of unincorporated Maricopa County. This activity ensures compliance with the drainage regulations for Maricopa County. The purpose of these regulations is the reduction of existing and potential flooding caused by local stormwater.

The intent is to ensure that drainage is conveyed in a manner that does not adversely impact any property, including other property within a development. In addition, the regulations ensure that new development does not increase water runoff, divert flows, or back water onto other properties. Regulating new development and enforcing drainage requirements reduces the cost of both future flood damages and remedial flood control measures.

Drainage Administration is split into four services: drainage permitting, drainage inspection, development plan review, and enforcement.

The permitting branch basically performs the same function as the development plan review team but at an individual homeowner level. The inspection team conducts field investigations to ensure that construction is proceeding in accordance with approved plans. The enforcement team investigates reported or observed violations of the Drainage Regulations.

Generally speaking, if you wish to make any change to your home or property, you will require a permit from Maricopa County or the city you live in. Always check with the Planning and Development Department in your city or at the County before you make any changes, such as grading, filling, or construction, on your property. The changes you have planned may require permitting to ensure that your project does not cause problems for your neighbors.

The Flood Control District reviews plans for residential, single family, commercial, subdivisions, and industrial building for compliance with Floodplain Regulations. The Planning & Development department checks to see whether you comply with design drainage guidelines and gives the applicant a drainage clearance. Three major concerns are addressed:

- Increased runoff as a result of building and paving must be accommodated by detention or retention basins to prevent flooding downstream
- Off-site flows must continue to enter and exit the property in the same place.
- Buildings must be flood proofed by putting the floors above the 100-year storm level.

A Drainage Clearance is the approval of a grading and drainage plan for developing a site. This plan may be a site plan, or engineered grading and drainage plan. The Planning & Development Department issues a final drainage clearance when a final inspection has been completed which indicates that the site was developed in accordance with the approved plan. A Floodplain Clearance is the approval from the Flood Control District that there is no floodplain encroachment by either the parcel or the project.